

*A spacious and modern 3 bedoomed detached bungalow recently refurbished with a low maintenance garden. Centre of Village location. Bronwydd, near Carmarthen, West Wales*



**8 Bro Celynin, Bronwydd Arms, Carmarthen, Carmarthenshire. SA33 6BA.**

**£349,000**

**REF: R/5079/LD**

\*\*\* A spacious and modern detached bungalow   \*\*\* Stylish 3 bedoomed accommodation with dressing room/office  
\*\*\* Brand new designer fitted kitchen with quartz worktop   \*\*\* Newly built dining area   \*\*\* Nicely refurbished throughout with oak flooring   \*\*\* Newly fitted air source heating and solar panels - Highly efficient   \*\*\* Contemporary living - All on one level

\*\*\* Low maintenance grounds - Garden to the front and rear being enclosed and private and not overlooked   \*\*\* Large patio and several lawned areas   \*\*\* Useful integral garage and utility   \*\*\* Tarmacadamed driveway for two vehicles

\*\*\* Popular and highly sought after Village location - Carmarthen 2 miles distant   \*\*\* Perfect Family home or for those seeking retirement living   \*\*\* Nicely presented throughout with no work required



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## LOCATION

The property is centrally positioned within the popular Village of Bronwydd. The Village offers a popular Public House and Cricket Club and is less than 2 miles from Carmarthen Town Centre which offers excellent shopping facilities, National Retailers, Junior and Secondary Schooling, Bus and Railway Station and access to the M4 dual carriageway. The property is also convenient to Glangwili General Hospital.

## GENERAL DESCRIPTION

A stylish and modern detached bungalow. The property is being tastefully refurbished and now offers contemporary styled living. A particular feature of the property is its newly fitted kitchen/diner of high quality with a fantastic range of wall and floor units, central island with a quartz worktop. The property also benefits from air source heating, solar panels and underfloor heating within the kitchen area.

Externally it offers low maintenance grounds with a front and rear garden, being private and not overlooked, and a tarmacadamated driveway. In addition there lies an integral garage and utility which is essential in any Family home.

Therefore the property suits Family accommodation or for retirement living. The property is nicely presented with no further works required.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## RECEPTION HALLWAY

With a newly fitted composite front entrance door, oak engineered flooring, radiator, large airing cupboard with shelving and radiator.



## LIVING ROOM

15' 0" x 14' 3" (4.57m x 4.34m). With oak engineered flooring, radiator, wall mounted electric flame effect fire.



## KITCHEN/DINER

22' 5" x 20' 1" (6.83m x 6.12m). A brand new, designer and high end Shaker style fitted kitchen with a fantastic range of wall and floor units, wall to ceiling cupboards along with a central island with breakfast bar which incorporates a wine fridge, all of which is enhanced by the quartz worktop and a 1 1/2 stainless steel sunken sink, integrated dishwasher, Neff 5 ring LPG hob with Neff extractor hood over, Neff electric oven and fitted microwave, LVT oak effect flooring with underfloor heating, picture window over the rear garden.



## KITCHEN/DINER (SECOND IMAGE)

## KITCHEN/DINER (THIRD IMAGE)



## KITCHEN/DINER (FOURTH IMAGE)



## DINING AREA

Newly constructed with patio doors opening onto the rear garden, double aspect windows.



## UTILITY ROOM

10' 8" x 5' 9" (3.25m x 1.75m). With fitted units with a stainless steel sink, plumbing for automatic washing machine, side entrance door, radiator.



## W.C.

With low level flush w.c., radiator.

## INTEGRAL GARAGE

18' 0" x 9' 8" (5.49m x 2.95m). With an electric up and over door, plant room housing the air source heating and solar panel control systems, access to a fully boarded loft space.

## DRESSING ROOM/OFFICE

11' 6" x 8' 3" (3.51m x 2.51m). With radiator.



## BEDROOM 1

11' 8" x 11' 7" (3.56m x 3.53m). With radiator.



## BATHROOM

A contemporary styled suite comprising of a panelled bath, low level flush w.c., vanity unit with a wash hand basin and marble worktop, 4ft shower cubicle, rain effect shower head with a separate hand held, extractor fan.



## BEDROOM 2

11' 9" x 10' 6" (3.58m x 3.20m). With radiator, two built-in wardrobes.



## BEDROOM 3

10' 7" x 9' 8" (3.23m x 2.95m). With radiator.



## EXTERNALLY

### GARDEN

Low maintenance living. The property boasts easy to maintain a front and rear garden area. To the rear lies a large patio area with raised flower beds being totally enclosed and not overlooked. To the front lies a small lawned area providing a lovely outlook to the property.

### FRONT GARDEN



## REAR GARDEN (FIRST IMAGE)



## REAR GARDEN (SECOND IMAGE)



## REAR GARDEN (THIRD IMAGE)



## GARDEN SHED

10' 0" x 6' 0" (3.05m x 1.83m). Of timber construction.



## PARKING AND DRIVEWAY

To the front of the property lies a tarmacadamed driveway with parking for two vehicles.

## FRONT OF PROPERTY



## REAR OF PROPERTY



## **AGENT'S COMMENTS**

A highly sought after detached bungalow in popular location.

A must view.

## **TENURE AND POSSESSION**

We are informed the property is of Freehold Tenure and will be vacant on completion.

## **COUNCIL TAX**

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'E'.

## **MONEY LAUNDERING REGULATIONS**

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

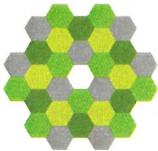
## **Services**

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, newly fitted air source heating and solar panels, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

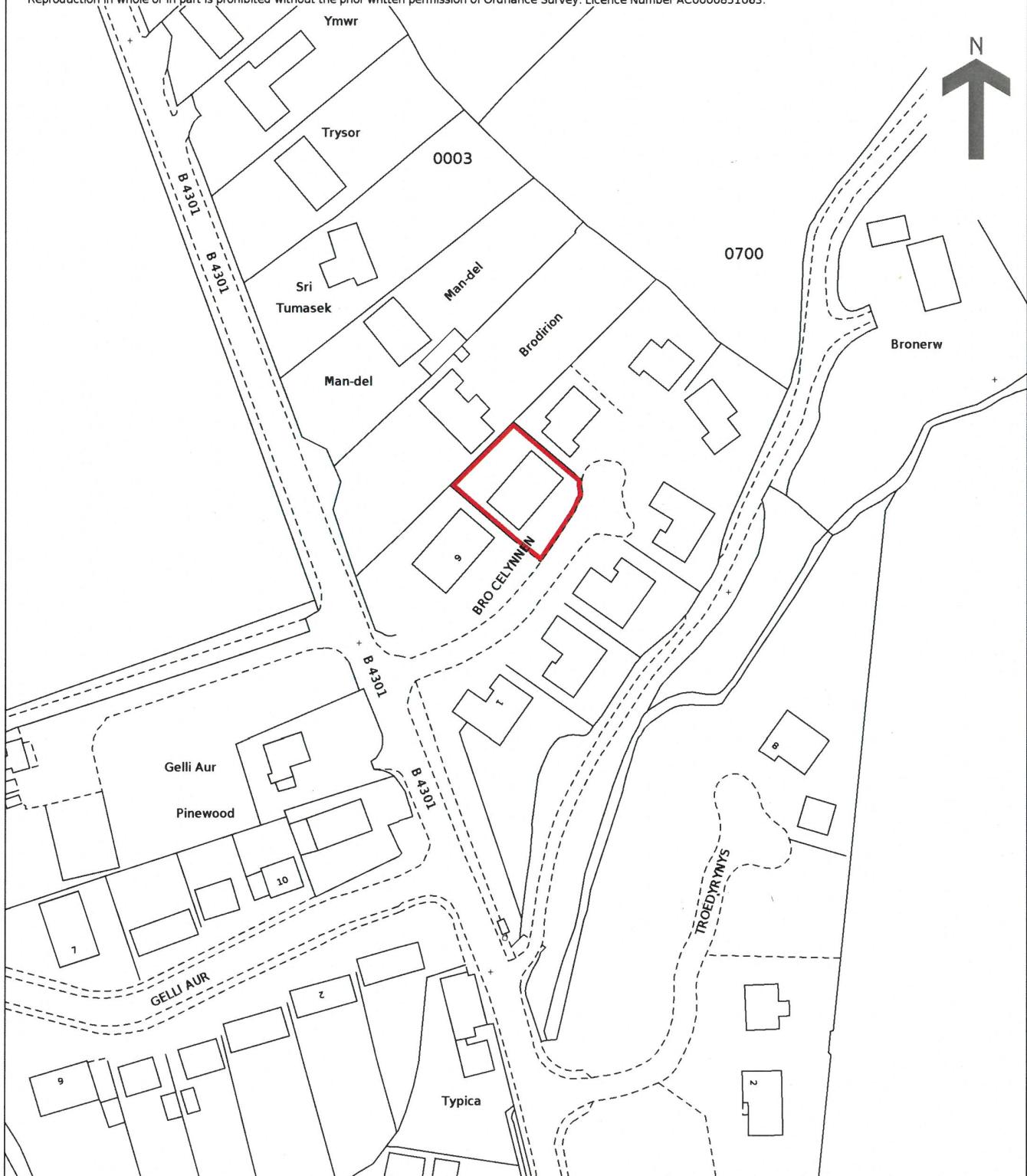
# HM Land Registry

## Official copy of title plan

Title number **CYM38053**  
Ordnance Survey map reference **SN4224NW**  
Scale **1:1250** enlarged from **1:2500**  
Administrative area **Carmarthenshire / Sir  
Gaerfyrddin**



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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

**Council Tax:** Band E

N/A

**Parking Types:** Driveway. Garage. Private.

**Heating Sources:** Air Source Heat Pump.

Double Glazing. Solar.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** B (86)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

Any flood defences at the property? No

Any risk of coastal erosion? No

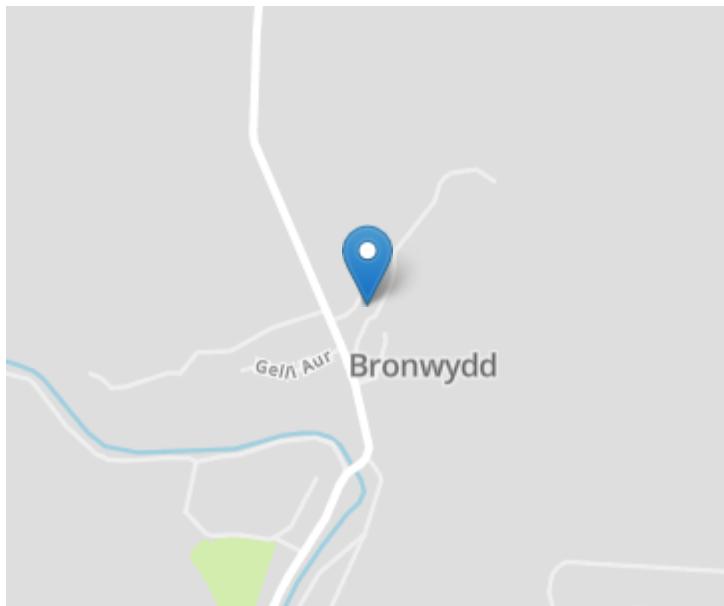
Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves?

No

The existence of any public or private right of way? No



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	86	93
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

## Directions

From Carmarthen take the A484 North signposted Cynwyl Elfed and travel through Bronwydd Road and onto Bronwydd. Turn right signposted Llanpumsaint. Continue past the Gwili Steam Railway. Head over the bridge, past the Cricket Club and continue for a further 500 yards. The entrance to Bro Celyn will be on your right hand side, as identified by the Agents 'For Sale' board. The property will be located thereafter on your left hand side.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

For further information or to arrange a viewing on this property please contact :

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